



Monday, May 11, 2026
Planning and Zoning Commission Meeting

Council Chambers
3815 Sachse Road, Building B
6:00 PM

Planning and Zoning Commission meetings are available live and on-demand
(<https://sachsetx.swagit.com/live>).

A. Meeting Opening

1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a regular meeting on Monday, May 11, 2026, at 6:00 PM to consider the following items of business:
2. Invocation and Pledge of Allegiance to the U.S. and Texas Flags.

B. Public Comment

The public is invited to address the Board regarding any topic not already on the agenda for action or public hearing. **Comments regarding any discussion-only items on the agenda may be addressed during this Public Comment section.** The time limit is three minutes per speaker. A Public Comment Card should be presented to the acting secretary prior to the meeting. According to the Texas Open Meetings Act, the Board is prohibited from discussing any item not posted on the agenda but will take comments under advisement.

C. Action Items

Action items are for Board discussion and consideration for action. **The presiding officer will invite comments before the Board votes.** A Public Comment Card should be given to the acting secretary prior to the start of the meeting.

1. Consider approving the March 23, 2026, meeting minutes.
2. Conduct a public hearing to consider and make a recommendation on an ordinance amending the Comprehensive Zoning Ordinance and Map, to grant a change of zoning from Residential-1 District (R-1), Agricultural District (AG), and Residential-2A District (R-2A) to Residential-39 (R-39) on a ±14.52 acre tract of land generally located south of Sachse Road and east of Getha Lane at 4912 Sachse Road, 5008 Sachse Road and 5251 Getha Lane, City of Sachse, Dallas County, Texas, within Sachse city limits.
3. Conduct a public hearing to consider and make a recommendation on amendments to Chapter 11 Zoning, Exhibit 11A Zoning Ordinance, Article 3, Section 15, amending the Old Town District Regulating Plan and the Character Areas established, to create a neighborhood manufactured home district.

D. Adjournment

I, the undersigned authority, do hereby certify that this notice of a public meeting was posted in accordance with the regulations of the Texas Open Meetings Act and was posted on the bulletin board, an accessible location at Sachse City Hall, on May 5, 2026, by 6 PM.

Leah K Granger, TRMC, City Secretary

Date removed

Accommodation requests for persons with disabilities should be made at least 48 hours prior to the meeting by contacting Logan Thatcher, ADA Coordinator, via phone at 972-495-1212, via email at lthatcher@cityofsachse.com, or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.

C. Action Items

Subject: 1. Consider approving the March 23, 2026, meeting minutes.

Meeting May 11, 2026 - Planning and Zoning Commission Meeting

Access Public

Type Action, Minutes

Fiscal Impact None

Recommended Action Approve the minutes as presented.

Goals

BACKGROUND

Minutes from the March 23, 2026, Planning and Zoning Commission regular meeting are produced and reviewed for approval.

POLICY CONSIDERATIONS

State law and Sachse's Charter require minutes to be recorded for public meetings.

RECOMMENDATION

Approve the minutes as presented.

File Attachments

1. Planning&ZoningCommission_Regular_Minutes_03.23.2026-unsigned
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**PLANNING AND ZONING COMMISSION OF THE CITY OF SACHSE
MARCH 23, 2026, MEETING MINUTES**

The Planning and Zoning Commission of the City of Sachse held a regular meeting on Monday, March 23, 2026, at 6:00 PM at Sachse City Hall, 3815-B Sachse Road. Those present were: Taylor Ohman, Butch Kemper, Daniel Betten, Brian Cox, MirHadi Taqui, Travis Mondok.

Those absent were: Tiffany Anderson.

A. Meeting Opening

1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a regular meeting on Monday, March 23, 2026, at 6:00 PM to consider the following items of business:

Chairperson Ohman called the meeting to order at 6:00 PM.

2. Invocation and Pledge of Allegiance to the U.S. and Texas Flags.

Mr. Kemper offered the invocation and Mr. Betten led the pledges.

B. Public Comment

The public is invited to address the Board regarding any topic not already on the agenda for action or public hearing. **Comments regarding any discussion-only items on the agenda may be addressed during this Public Comment section.** The time limit is three minutes per speaker. A Public Comment Card should be presented to the acting secretary prior to the meeting. According to the Texas Open Meetings Act, the Board is prohibited from discussing any item not posted on the agenda but will take comments under advisement.

C. Action Items

Action items are for Board discussion and consideration for action. **The presiding officer will invite comments before the Board votes.** A Public Comment Card should be given to the acting secretary prior to the start of the meeting.

1. Approve the August 11, 2025, regular meeting minutes.

Mr. Mondok made a motion to approve the minutes as presented. Mr. Kemper seconded the motion, and it carried 6 - 0. None voted against.

2. Conduct a public hearing to consider and make a recommendation on an ordinance amending Chapter 8 "Subdivisions," by amending section 8-14 titled "Completion and maintenance of public improvements"; by amending Subsections 8-14a(3) and 8-14d(1); by amending section 8-15 titled "General requirements and design standards" by amending Sections 8-15B(3)(b) and 8-15F(3); by amending Section 8-18 titled "Street design construction costs" by amending Subsection 8-18b; amending Section 8-20 titled "Impact fees" by amending subsections 8-20B and 8-20C(1); and by amending Exhibit 11A titled "Zoning Ordinance" by amending Article 3 titled "Districts" by amending Section 11 titled "SP-special use permits" by amending 11.2 titled "Use regulations"; by amending Article 4 titled "General provisions applying to all or several districts" by amending Section 11 titled "Landscaping and screening" by amending 11.4 titled "Required landscaping" by amending 11.4d titled "Single-family residential development requirements" by amending 11.4d4 titled "Masonry wall required"; and by amending 11.6 titled "Screening standards" by amending 11.6d titled "Masonry wall standards" by amending 11.6d1 titled "Design and materials"; and by amending 11.6d6(c) titled "Additional requirements"; providing a conflicts clause; providing a repealing clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed two thousand dollars (\$2,000.00); and providing an effective date.

City Planner Philip Feinhals provided an overview of the proposed text amendments to Chapter 8 "Subdivisions" and Zoning Exhibit 11A. Staff answered and clarified questions from the Commission.



Chairperson Ohman opened the public hearing at 6:09 PM. As there were no comments from the public, the public hearing was closed at 6:09 PM.

Mr. Mondok made a motion to approve item as presented. Mr. Taqui seconded the motion, and it carried 6 - 0. None voted against.

3. Conduct a public hearing to consider and make a recommendation on an ordinance amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; to grant a change of zoning from Residential-1 District (R-1) to Agricultural District (AG) on a ±4.0 acre tract of land situated in the James C. Tucker Survey, Abstract No. 1464, City of Sachse, Dallas County, Texas, said tract being all of a called 4.0 acre tract of land conveyed to Garland Independent School District in a general warranty deed recorded in document No. 201800060483 of the official public record of Dallas County, Texas (O.P.R.D.C.T.), being more particularly described in Exhibit "A" and shown in Exhibit "B"; providing a conflicts resolution clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and providing an effective date.

Mr. Feinhals provided an overview of the proposed rezoning request.

The public hearing opened at 6:15 PM. Sachse resident, Ron Bowron, addressed the Commission regarding the ingress, egress, and use of the property.

Garland Independent School District representative, Javier Hernandez, answered questions and provided clarification on the request.

The public hearing was closed at 6:29 PM.

Staff answered questions and provided clarification to the Commission.

Mr. Betten made a motion to approve the rezoning request as presented. MirHadi Taqui seconded the motion, and it carried 5 - 1. Commissioner Cox abstained from the vote.

4. Consider and elect a Chairperson, Vice Chairperson, and Secretary for the Planning and Zoning Commission.

Mr. Ohman made a motion to elect Mr. Kemper as Chairperson. Mr. Cox seconded the motion, and it carried 6 - 0. None voted against.

Mr. Taqui made a motion to elect Mr. Betten as Vice Chairperson. Mr. Mondok seconded the motion, and it carried 6 - 0. None voted against.

Mr. Taqui made a motion to Elect Mr. Cox as Secretary. Mr. Mondok seconded the motion, and it carried 6 - 0. None voted against.

D. Adjournment

Chairperson Ohman adjourned the meeting at 6:39 PM.

George "Butch" Kemper, Chairperson

ATTEST:

Brian Cox, Secretary



C. Action Items

Subject:	2. Conduct a public hearing to consider and make a recommendation on an ordinance amending the Comprehensive Zoning Ordinance and Map, to grant a change of zoning from Residential-1 District (R-1), Agricultural District (AG), and Residential-2A District (R-2A) to Residential-39 (R-39) on a ±14.52 acre tract of land generally located south of Sachse Road and east of Getha Lane at 4912 Sachse Road, 5008 Sachse Road and 5251 Getha Lane, City of Sachse, Dallas County, Texas, within Sachse city limits.
Meeting	May 11, 2026 - Planning and Zoning Commission Meeting
Access	Public
Type	Action, Discussion, Public Hearing
Fiscal Impact	None
Recommended Action	Approve the proposed rezoning request. The request is consistent with the goals and objectives of the Comprehensive Plan and is in compliance with the Future Land Use Plan.
Goals	

BACKGROUND

- The subject property consists of three tracts of land totaling approximately 14.52 acres in size.
- Zone change request from R-1, Single Family Residential District, AG, Agricultural District, and R-2A, Single Family Residential District to R-39, Single Family Residential District.
- Applicant: Randall Patterson
- Owner: Todd and Lori Ferguson
- Size: Approximately 14.52 acres
- Site Attributes: Occupied by two homes and their associated accessory buildings. The applicant has stated in their request that they intend to consolidate the zoning of the proposed property so they can eventually replat all properties into one lot.

The subject property is identified as Low Density Residential on the Future Land Use Plan, which calls for single-family detached dwellings on a range of lot sizes and setbacks. The applicant has stated in their request that they intend to consolidate the property into one lot. This process will involve several steps along the way. Rezoning to consolidate into one zoning district is the first step. Properties surrounding this parcel are identified for Low Density and Estate Residential uses in the Comprehensive Plan. The proposed rezoning request and uses are consistent with the vision identified in the Comprehensive Plan.

POLICY CONSIDERATIONS

State law requires that zoning decisions must be adopted in accordance with the City's adopted Comprehensive Plan.

RECOMMENDATION

Approve the proposed rezoning request. The request is consistent with the goals and objectives of the Comprehensive Plan and is in compliance with the Future Land Use Plan.

File Attachments

1. Presentation_Rezone_Request_REZ-2026-0002
2. Exhibit A - Legal Description
3. Exhibit B - Zoning Exhibit

REZ-2026-0002

Rezoning Request

Planning and Zoning Commission

May 11, 2026



Request

Conduct a public hearing to consider and make a recommendation on an ordinance amending the Comprehensive Zoning Ordinance and Map, to grant a change of zoning from Residential-1 District (R-1), Agricultural District (AG), and Residential-2A District (R-2A) to Residential-39 (R-39) on a ±14.52 acre tract of land generally located south of Sachse Road and east of Getha Lane at 4912 Sachse Road, 5008 Sachse Road and 5251 Getha Lane, City of Sachse, Dallas County, Texas, within Sachse City limits.



Project Information

- Proposal to rezone from R-1, Single Family Residential District, AG, Agricultural District, and R-2A, Single Family Residential District to R-39, Single Family Residential District
- Applicant: Randall Patterson
- Owner: Todd and Lori Ferguson
- Size: Approximately 14.52 acres
- Site Attributes: Occupied by two homes and their associated accessory buildings. The applicant has stated in their request they intend to consolidate the zoning of the proposed property so they can eventually replat to one lot

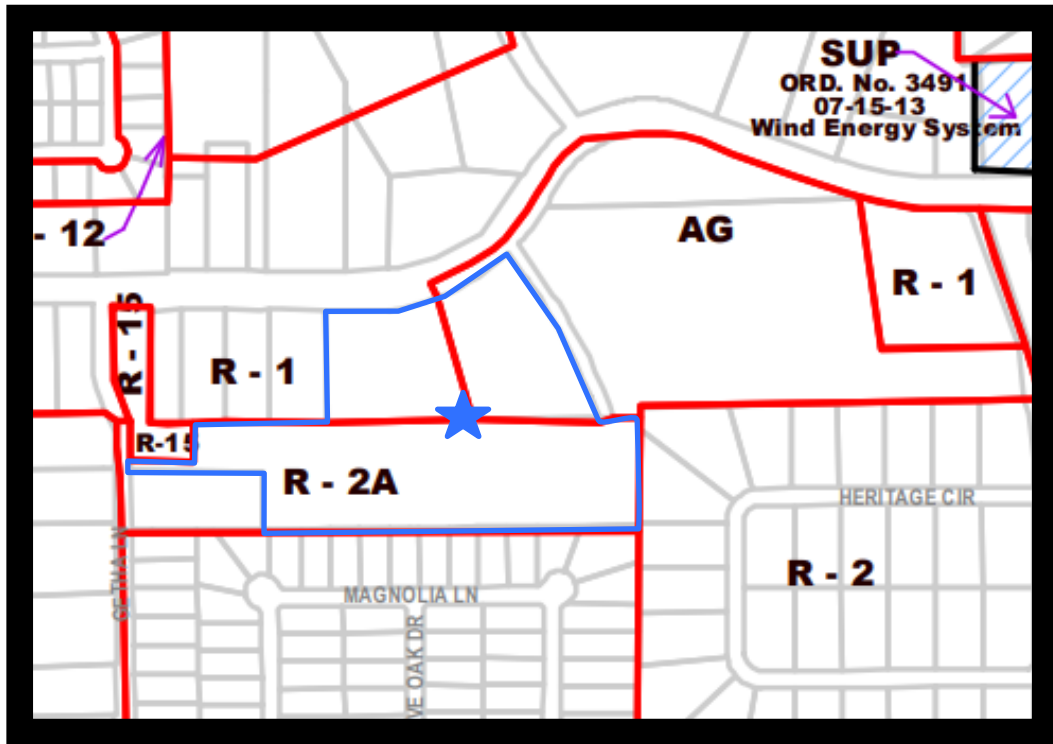


Aerial Map

The properties are located south of Sachse Road and east of Getha Lane within Sachse city limits.



Zoning Map



The properties are zoned R-1, AG and R-2A . The blue star indicates the subject properties.

R-39 Zoning District Standards

- Minimum Lot Area: 39,000 square feet
- Minimum Building Size: 2,000 square feet
 - Exclusive of garages
- Maximum Height: two stories / 30 feet
- Minimum width at Building Line: 130'
- Minimum width at Street ROW: 100'



FLUP

- The Future Land Use Plan (FLUP) designates the subject property for Low Density Residential, which is described as “single-family detached dwellings on a range of lot sizes and setbacks”.
- State law requires that zoning decisions “*must be adopted in accordance with a Comprehensive Plan*”.
- The FLUP supports the proposed rezoning request.

Legend	Future Land Use
City Limits	Estate Residential
Parcels	Low Density Residential
	Medium Density Residential
	High Density Residential
	Single Family Urban Residential
	Neighborhood Retail
	Commercial
	Turnpike Commercial
	Turnpike Mixed-Use
	Old Town Mixed-Use
	Industrial
	Public
	School
	Parks and Open Space



Staff Recommendation

Staff recommends approval of the proposed rezoning request for the following reasons:

- The proposed rezoning request is consistent with the goals and objectives of the Comprehensive Plan and is in compliance with the Future Land Use Plan.
- The permitted uses within the proposed rezoning request would be consistent with surrounding residentially zoned and developed land.
- The recommendation of the Planning & Zoning Commission will be considered by the City Council at their June 1, 2026, regular meeting.



**EXHIBIT 'A' - ZONING EXHIBIT
THE FERGUSON RESIDENCE
ALL OF LOT 5R, IDLEWILD ESTATES NO. 1 AND
A PART OF 11.5036 ACRES IN THE
SAMUEL SLOAN SURVEY, ABSTRACT NO. 1386 AND THE
J.W. DEARMAN SURVEY, ABSTRACT NO. 418
DALLAS COUNTY, TEXAS**

PROPERTY DESCRIPTION:

BEING SITUATED IN THE SAMUEL SLOAN SURVEY, ABSTRACT NUMBER 1386 AND THE J.W. DEARMAN SURVEY, ABSTRACT NUMBER 418, BEING OF ALL OF LOT 5R, IDLEWILD ESTATES NO. 1, AN ADDITION TO THE CITY OF SACHSE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED UNDER COUNTY CLERK'S FILE NUMBER 201400062573, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND ALL OF A CALLED 11.5036 ACRE TRACT OF LAND AS DESCRIBED IN EXECUTOR'S SPECIAL WARRANTY DEED AND RECORDED UNDER COUNTY CLERK'S FILE NUMBER 202300120078, DEED RECORDS OF DALLAS COUNTY, TEXAS (HEREINAFTER REFERRED TO AS "FERGUSON TRACT 1"), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF SACHSE ROAD (VARIABLE WIDTH RIGHT-OF-WAY), AT THE NORTHWEST CORNER OF SAID LOT 5R, AND AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO RAMADAN ELSABAGH OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 202400264243, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID ELSABAGH TRACT BEARS SOUTH 89°38'57" WEST, A DISTANCE OF 150.02 FEET;

THENCE NORTH 89°38'57" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SACHSE ROAD, A DISTANCE OF 191.33 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 539.84 FEET AND A CHORD WHICH BEARS NORTH 70°04'13" EAST, A DISTANCE OF 360.72 FEET;

THENCE IN A NORTHEASTERLY DIRECTION CONTINUING ALONG THE CURVING SOUTH RIGHT-OF-WAY LINE OF SAID SACHSE ROAD, PASSING AT AN ARC DISTANCE OF 145.21 FEET A 5/8" IRON ROD FOUND FOR REFERENCE AT THE NORTHEAST CORNER OF SAID LOT 5R, AND AT THE NORTHWEST CORNER OF SAID FERGUSON TRACT 1, CONTINUING FOR A TOTAL ARC LENGTH OF 367.79 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID FERGUSON TRACT 1, AND AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO DON G. SMITH, SR., AND PAULETTE SMITH, OF RECORD IN VOLUME 91209, PAGE 2579, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 39°02'35" EAST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE COMMON LINE OF SAID FERGUSON TRACT 1 AND SAID SMITH TRACT, A DISTANCE OF 59.11 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1346.27 FEET, AND A CHORD WHICH BEARS SOUTH 31°04'38" EAST, A DISTANCE OF 395.55 FEET;

THENCE IN A SOUTHEASTERLY DIRECTION CONTINUING ALONG THE COMMON LINE OF SAID FERGUSON TRACT 1 AND SAID SMITH TRACT, AN ARC DISTANCE OF 397.10 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 22°40'18" EAST CONTINUING ALONG THE COMMON LINE OF SAID FERGUSON TRACT 1 AND SAID SMITH TRACT, A DISTANCE OF 76.75 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT AN INTERIOR ELL CORNER OF SAID FERGUSON TRACT 1, AND AT THE SOUTHWEST CORNER OF SAID SMITH TRACT;

THENCE NORTH 89°19'07" EAST CONTINUING ALONG THE COMMON LINE OF SAID FERGUSON TRACT 1 AND SAID SMITH TRACT, A DISTANCE OF 119.97 FEET, TO A 5/8" IRON ROD FOUND FOR CORNER AT THE MOST EASTERN NORTHEAST CORNER OF SAID FERGUSON TRACT 1, AT AN INTERIOR ELL CORNER OF SAID SMITH TRACT, AND IN THE WEST LINE OF HERITAGE COUNTRY ESTATES, AN ADDITION TO THE CITY OF SACHSE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 84084, PAGE 1646 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 00°34'35" WEST, ALONG THE COMMON LINE OF SAID FERGUSON TRACT 1 AND SAID HERITAGE COUNTRY ESTATES ADDITION, A DISTANCE OF 311.92 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE SOUTHEAST CORNER OF SAID FERGUSON TRACT 1, AND AT THE NORTHEAST CORNER OF JACKSON MEADOWS, PHASE 3, AN ADDITION TO THE CITY OF SACHSE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED UNDER COUNTY CLERK'S FILE NUMBER 20160024513, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND BEARS NORTH 48°44'04" WEST, A DISTANCE OF 1.12 FEET;



Jason L. Morgan

JASON L. MORGAN TXRPLS 5587

**EXHIBIT 'A' - ZONING EXHIBIT
THE FERGUSON RESIDENCE
ALL OF LOT 5R, IDLEWILD ESTATES NO. 1 AND
A PART OF 11.5036 ACRES IN THE
SAMUEL SLOAN SURVEY, ABSTRACT NO. 1386 AND THE
J.W. DEARMAN SURVEY, ABSTRACT NO. 418
DALLAS COUNTY, TEXAS**

PROPERTY DESCRIPTION (CONTINUED):

THENCE SOUTH 89°38'21" WEST, ALONG THE SOUTH LINE OF SAID FERGUSON TRACT 1, THE NORTH LINE OF SAID JACKSON MEADOWS, PHASE 3 ADDITION, AND THE NORTH LINE OF JACKSON MEADOWS, PHASE 2, AN ADDITION TO THE CITY OF SACHSE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED UNDER COUNTY CLERK'S FILE NUMBER 20070151879, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, A DISTANCE OF 1089.02 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT THE MOST SOUTHERN SOUTHWEST CORNER OF SAID FERGUSON TRACT 1 AND AT THE SOUTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED TO HOLLY L. MCKINNEY AND JOHN MCKINNEY, OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 200600115078, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, FROM WHICH A 5/8" IRON ROD FOUND BEARS SOUTH 87°44'03" EAST, A DISTANCE OF 15.25 FEET;

THENCE NORTH 00°56'33" WEST, ALONG THE COMMON LINE OF SAID FERGUSON TRACT 1 AND SAID MCKINNEY TRACT, A DISTANCE OF 168.20 FEET, TO A 5/8" IRON ROD SET FOR AN INTERIOR ELL CORNER OF SAID FERGUSON TRACT 1 AND AT THE NORTHEAST CORNER OF SAID MCKINNEY TRACT;

THENCE SOUTH 89°33'08" WEST, CONTINUING ALONG THE COMMON LINE OF SAID FERGUSON TRACT 1 AND SAID MCKINNEY TRACT, A DISTANCE OF 388.54 FEET TO A CUT FENCEPOST FOUND FOR CORNER IN THE EAST RIGHT OF WAY LINE OF GETHA LANE, (VARIABLE WIDTH RIGHT-OF-WAY), AT THE MOST WESTERN SOUTHWEST CORNER OF SAID FERGUSON TRACT 1 AND AT THE NORTHWEST CORNER OF SAID MCKINNEY TRACT;

THENCE NORTH 00°16'00" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID GETHA LANE, A DISTANCE OF 25.56 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, AT THE MOST WESTERN NORTHWEST CORNER OF SAID FERGUSON TRACT 1, AND AT THE SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED TO HAI DEP TRAI, LLC, OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 202100372638, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

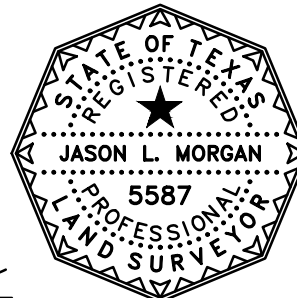
THENCE SOUTH 88°34'07" WEST, ALONG THE COMMON LINE OF SAID FERGUSON TRACT 1 AND SAID TRAI LLC TRACT, A DISTANCE OF 185.52 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID FERGUSON TRACT 1 AND AT THE SOUTHEAST CORNER OF SAID TRAI LLC TRACT;

THENCE NORTH 00°09'35" EAST, CONTINUING ALONG THE COMMON LINE OF SAID FERGUSON TRACT 1 AND SAID TRAI LLC TRACT, A DISTANCE OF 107.60 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT THE MOST NORTHERN NORTHWEST CORNER OF SAID FERGUSON TRACT 1, AT THE NORTHEAST CORNER OF SAID TRAI LLC TRACT, AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO GEORGE J. REJCEK AND JACQUELINE M. REJCEK, OF RECORD IN VOLUME 87244, PAGE 1131, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO DOUGLAS H. SMITH AND DIANA SMITH, OF RECORD IN VOLUME 98237, PAGE 0062, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS NORTH 18°19'45" WEST, A DISTANCE OF 2.40 FEET;

THENCE NORTH 89°14'15" EAST, ALONG THE NORTH LINE OF SAID FERGUSON TRACT 1, THE SOUTH LINE OF SAID SMITH TRACT, THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO GLEN WAITE AND LISA K. WAITE, OF RECORD IN VOLUME 93128, PAGE 6388, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND THE SOUTH LINE OF SAID ELSABAGH TRACT, A DISTANCE OF 384.83 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE NORTH LINE OF SAID FERGUSON TRACT 1, AT THE SOUTHEAST CORNER OF SAID ELSABAGH TRACT, AND AT THE SOUTHWEST CORNER OF SAID LOT 5R, FROM WHICH A 1/2" IRON PIPE FOUND FOR REFERENCE BEARS NORTH 01°16'46" WEST, A DISTANCE OF 0.60 FEET;

THENCE NORTH 01°16'46" WEST, ALONG THE COMMON LINE OF SAID LOT 5R AND SAID ELSABAGH TRACT, A DISTANCE OF 340.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 632,456 SQUARE FEET OR 14.52 ACRES OF LAND.


JASON L. MORGAN TXRPLS 5587



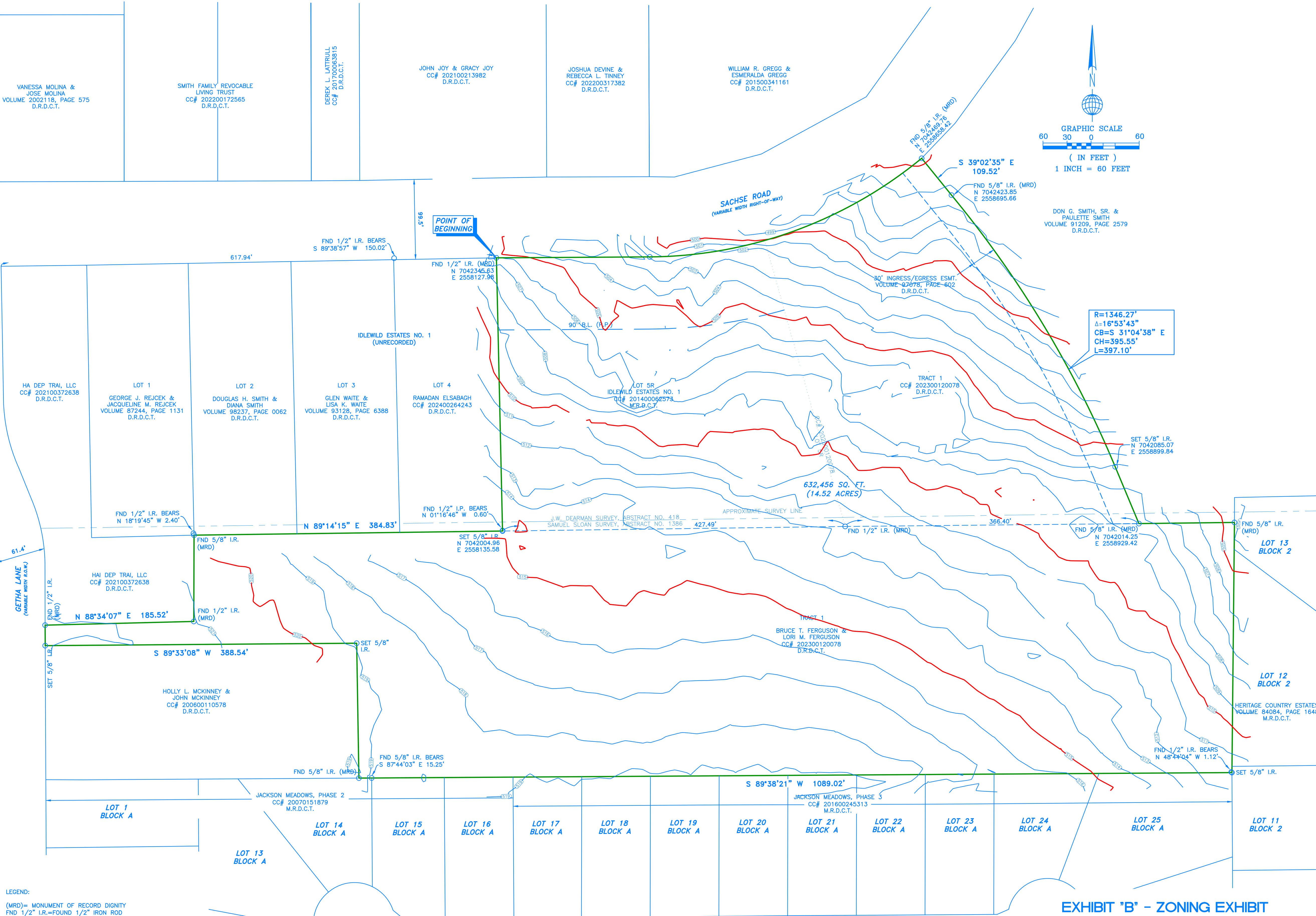


EXHIBIT "B" - ZONING EXHIBIT
THE FERGUSON RESIDENCE
 ALL OF LOT 5R, IDLEWILD ESTATES NO. 1 AND
 A PART OF 11.5036 ACRES IN THE
 SAMUEL SLOAN SURVEY, ABSTRACT NO. 1386 AND THE
 J.W. DEARMAN SURVEY, ABSTRACT NO. 418
 DALLAS COUNTY, TEXAS

ADDRESS: 4912 SACHSE ROAD, 5008 SACHSE ROAD, AND 5252 GETHA ROAD
 PREPARED FEBRUARY 27TH, 2026
 REVISED MARCH 10TH, 2026
 REVISED APRIL 1ST, 2026
 SCALE: 1" = 60'

LEGEND:
 (MRD) = MONUMENT OF RECORD DIGNITY
 FND 1/2" I.R. = FOUND 1/2" IRON ROD
 FND 3/4" I.P. = FOUND 3/4" IRON PIPE
 FND 1/2" I.P. = FOUND 1/2" IRON ROD
 FND "X" = FOUND CHISELED "X"
 SET 5/8" I.R. = SET 5/8" IRON ROD WITH YELLOW CAP "RPLS 5587".
 P.F.C. = POINT FOR CORNER
 CC# = COUNTY CLERK'S FILE NUMBER
 D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
 M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS

NOTES:
 1) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 2) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOODPLAIN.
 3) ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH-CENTRAL ZONE (TX4202) DERIVED FROM GPS OBSERVATIONS TAKEN ON 10/09/2025 UTILIZING A TRIMBLE R121 RTK UNIT ON THE ALLTERRA RTK NETWORK.
 4) (MRD) INDICATES MONUMENTS OF RECORD DIGNITY THAT REPRESENT ORIGINAL CORNERS SET BY THE SURVEYOR OR A SURVEYOR FOLLOWING IN THE FOOTSTEPS OF THE ORIGINAL SURVEYOR OF THE SUBDIVISION OR TRACT REFERENCED IN LEGAL DESCRIPTION ABOVE UNLESS OTHERWISE NOTED.
 5) THE DEVELOPMENT OF THE SITE WILL BE IN ACCORDANCE WITH CITY OF SACHSE DEVELOPMENT STANDARDS.

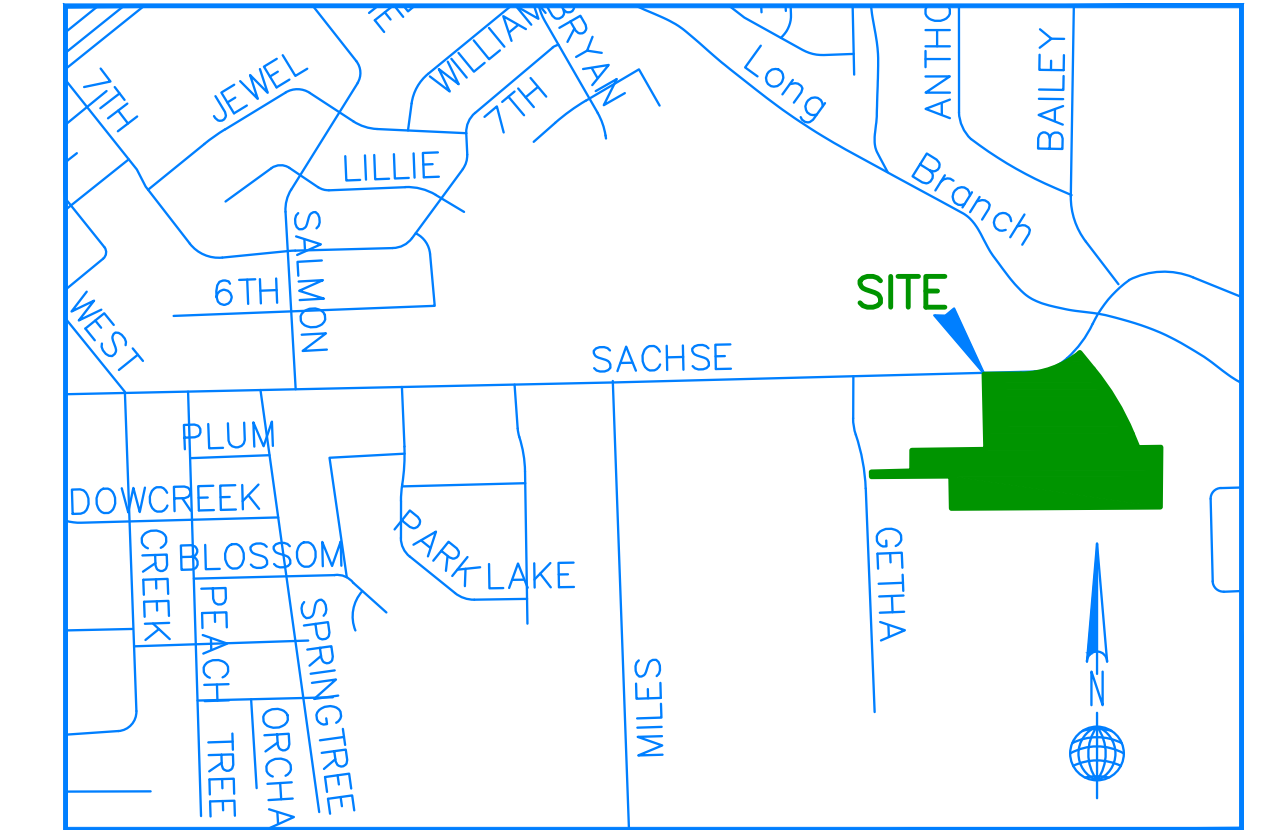
APPLICANT:
 MOCKINGBIRD BUILDERS
 2351 SANTA ANNA AVE #10
 DALLAS, TX 75228
 214-695-1122

OWNER:
 BRUCE T. FERGUSON &
 LORI M. FERGUSON
 4912 SACHSE ROAD



SURVEYOR:
 GLOBAL LAND SURVEYING, INC.
 17111 PRESTON ROAD, STE 135
 DALLAS, TEXAS 75252
 PHONE (972) 881-1700
 INFO@GLS-INC.COM
 TBPELS FIRM NO. 10016300

FIRM NO. 10016300 JOB NO. 25-02-104



BEING SITUATED IN THE SAMUEL SLOAN SURVEY, ABSTRACT NUMBER 1386 AND THE J.W. DEARMAN SURVEY, ABSTRACT NUMBER 418, BEING OF ALL OF LOT 5R, IDLEWILD ESTATES NO. 1, AN ADDITION TO THE CITY OF SACHSE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED UNDER COUNTY CLERK'S FILE NUMBER 201400062573, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND ALL OF A CALLED 11.5036 ACRE TRACT OF LAND AS DESCRIBED IN EXECUTOR'S SPECIAL WARRANTY DEED AND RECORDED UNDER COUNTY CLERK'S FILE NUMBER 202300120078, DEED RECORDS OF DALLAS COUNTY, TEXAS (HEREINAFTER REFERRED TO AS "FERGUSON TRACT 1"), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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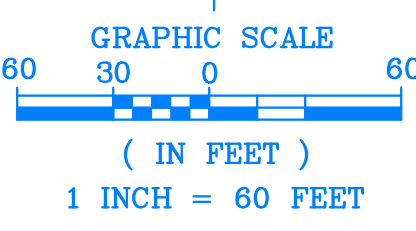
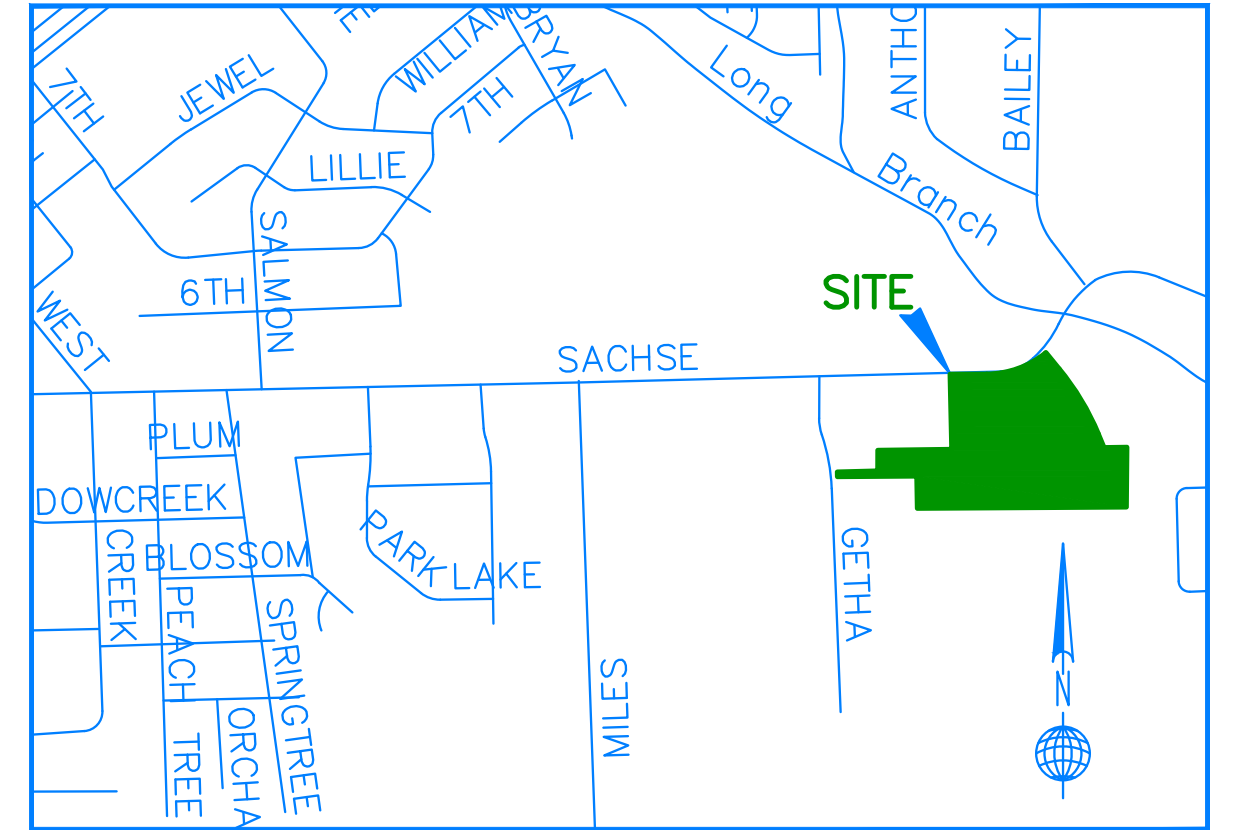
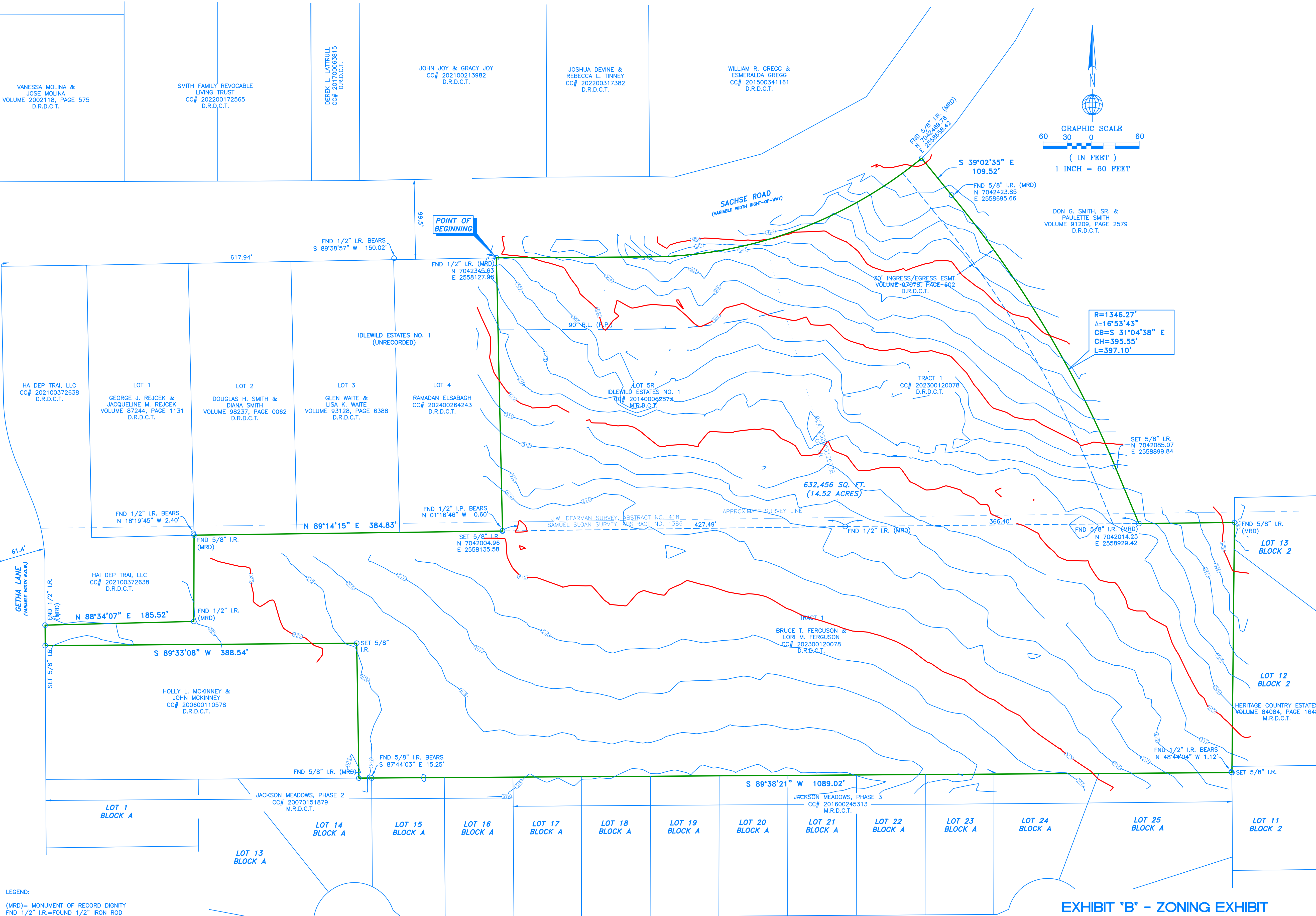
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Jason L. Morgan
 JASON L. MORGAN
 TXRPLS 5587



VICINITY MAP
1" = 1000'

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EXHIBIT "B" - ZONING EXHIBIT
THE FERGUSON RESIDENCE
 ALL OF LOT 5R, IDLEWILD ESTATES NO. 1 AND
 A PART OF 11.5036 ACRES IN THE
 SAMUEL SLOAN SURVEY, ABSTRACT NO. 1386 AND THE
 J.W. DEARMAN SURVEY, ABSTRACT NO. 418
 DALLAS COUNTY, TEXAS

ADDRESS: 4912 SACHSE ROAD, 5008 SACHSE ROAD, AND 5252 GETHA ROAD
 PREPARED FEBRUARY 27TH, 2026
 REVISED MARCH 10TH, 2026
 REVISED APRIL 1ST, 2026
 SCALE: 1" = 60'

LEGEND:
 (MRD) = MONUMENT OF RECORD DIGNITY
 FND 1/2" I.R. = FOUND 1/2" IRON ROD
 FND 3/4" I.P. = FOUND 3/4" IRON PIPE
 FND 1/2" I.P. = FOUND 1/2" IRON ROD
 FND "X" = FOUND CHISELED "X"
 SET 5/8" I.R. = SET 5/8" IRON ROD WITH YELLOW CAP "RPLS 5587".
 P.F.C. = POINT FOR CORNER
 CC# = COUNTY CLERK'S FILE NUMBER
 D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
 M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS

NOTES:
 1) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 2) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOODPLAIN.
 3) ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH-CENTRAL ZONE (TX4202) DERIVED FROM GPS OBSERVATIONS TAKEN ON 10/09/2025 UTILIZING A TRIMBLE R121 RTK UNIT ON THE ALLTERRA RTK NETWORK.
 4) (MRD) INDICATES MONUMENTS OF RECORD DIGNITY THAT REPRESENT ORIGINAL CORNERS SET BY THE SURVEYOR OR A SURVEYOR FOLLOWING IN THE FOOTSTEPS OF THE ORIGINAL SURVEYOR OF THE SUBDIVISION OR TRACT REFERENCED IN LEGAL DESCRIPTION ABOVE UNLESS OTHERWISE NOTED.
 5) THE DEVELOPMENT OF THE SITE WILL BE IN ACCORDANCE WITH CITY OF SACHSE DEVELOPMENT STANDARDS.

APPLICANT:
 MOCKINGBIRD BUILDERS
 2351 SANTA ANNA AVE #10
 DALLAS, TX 75228
 214-695-1122

OWNER:
 BRUCE T. FERGUSON &
 LORI M. FERGUSON
 4912 SACHSE ROAD



SURVEYOR:
 GLOBAL LAND SURVEYING, INC.
 17111 PRESTON ROAD, STE 135
 DALLAS, TEXAS 75252
 PHONE (972) 881-1700
 INFO@GLS-INC.COM
 TBPELS FIRM NO. 10016300



Jason L. Morgan
 JASON L. MORGAN
 TXRPLS 5587

C. Action Items

Subject: 3. Conduct a public hearing to consider and make a recommendation on amendments to Chapter 11 Zoning, Exhibit 11A Zoning Ordinance, Article 3, Section 15, amending the Old Town District Regulating Plan and the Character Areas established, to create a neighborhood manufactured home district.

Meeting May 11, 2026 - Planning and Zoning Commission Meeting

Access Public

Type Action, Discussion, Public Hearing

Fiscal Impact None

Recommended Action Approve the proposed ordinance amendment as it will comply with state mandated requirements, while formalizing an existing development. The recommendation of the Planning & Zoning Commission will be considered by the City Council at their June 1, 2026, regular meeting.

Goals Provide excellent government services to Sachse citizens.

BACKGROUND

The maintenance of existing ordinances is considered routine in order to provide a healthy and functioning regulatory framework that meets the needs of the community. Staff is proposing changes to the City's zoning ordinance to comply with state legislation regarding the allowance of manufactured homes.

In 2025, the State passed legislation mandating that cities permit, by right, the installation of new HUD Code-compliant manufactured homes within municipal boundaries under at least one residential zoning classification, residential zoning district, or dedicated zoning classification. This act takes effect on **September 1, 2026**.

Specifically, the proposed amendments to the zoning ordinance include the creation of a Neighborhood - Manufactured Home character area within the Old Town District on property currently used as a manufactured home park.

POLICY CONSIDERATIONS

The ongoing maintenance of regulations and the streamlining of processes and provisions are identified as tasks in the City's 2025 Comprehensive Plan Update.

RECOMMENDATION

Approve the proposed ordinance amendment as it will comply with state mandated requirements, while formalizing an existing development. The recommendation of the Planning & Zoning Commission will be considered by the City Council at their June 1, 2026, regular meeting.

File Attachments

1. Presentation_Exh11A Zoning Amendment_PZ 5.11.26
2. Ordinance Amending Zoning Exhibit 11A (Art 3, Sec. 15)

Zoning Ordinance Amendment Old Town District

Planning & Zoning Commission

May 11, 2026



Request

Conduct a public hearing to consider and make a recommendation on an ordinance amending Chapter 11 Zoning, Exhibit 11A Zoning Ordinance, Article 3, Section 15, amending the Old Town District Regulating Plan and the character areas established and creating a neighborhood manufactured home district.

Background

- The ongoing maintenance of regulations and the streamlining of processes and provisions are identified as tasks in the City's 2025 Comprehensive Plan Update.
- Proposed changes include amendments to the City's zoning ordinance to comply with state legislation regarding manufactured homes.
- In 2025, the State passed legislation mandating that cities permit, by right, the installation of new HUD Code–compliant manufactured homes within municipal boundaries under at least one residential zoning classification, residential zoning district, or dedicated zoning classification. This act takes effect on **September 1, 2026**.



Proposed Changes: Zoning Ordinance

Creation of Character Area and Development Standards:

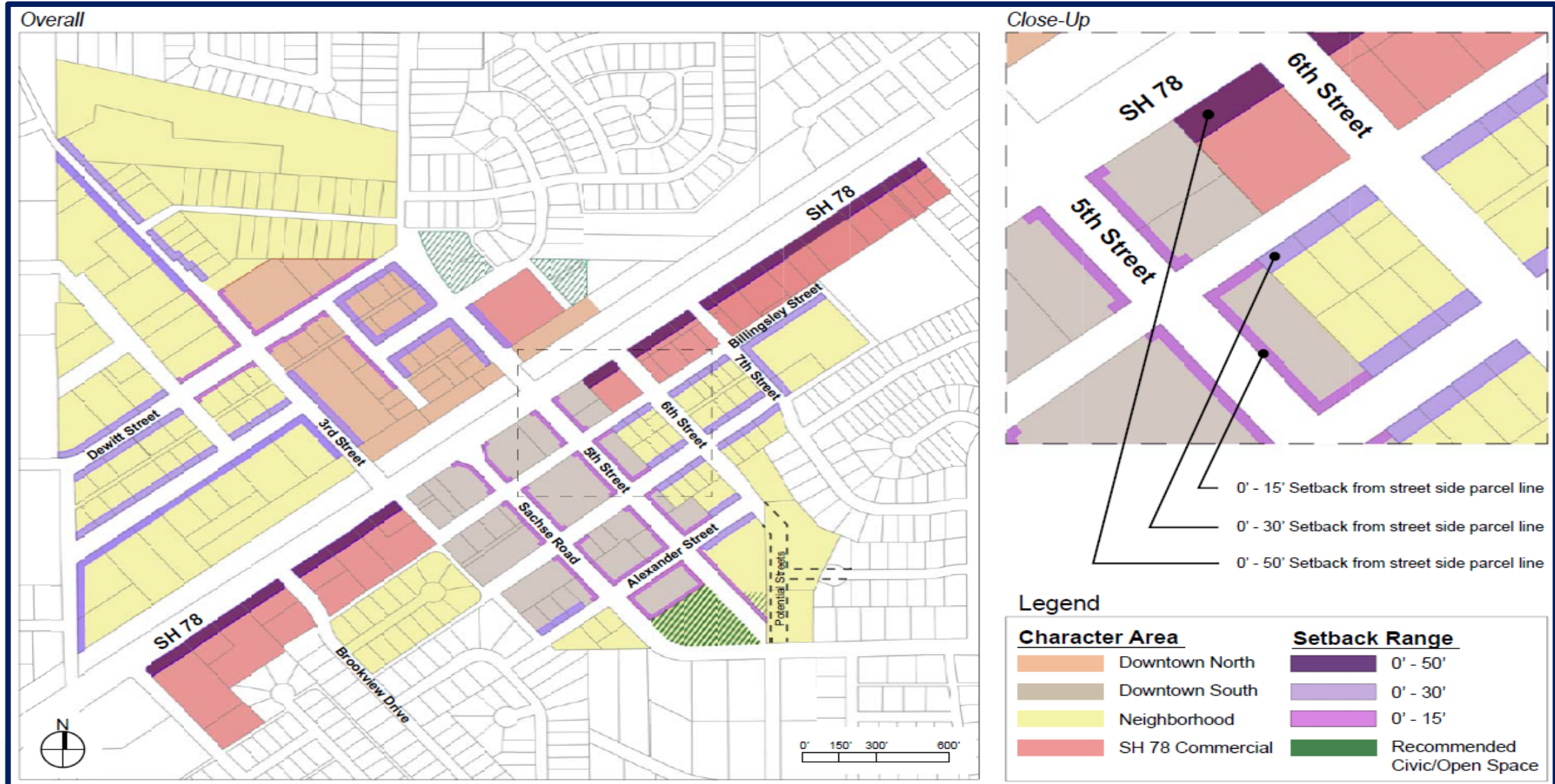
- Creation of a Neighborhood – Manufacturing Home (NMH) character area in the Old Town District.
- The proposed regulations would follow the Neighborhood (NBR) standards of the Old Town Zoning District with the additional use of HUD-code manufactured homes being a permitted use.

Amend the Old Town District Regulating Plan:

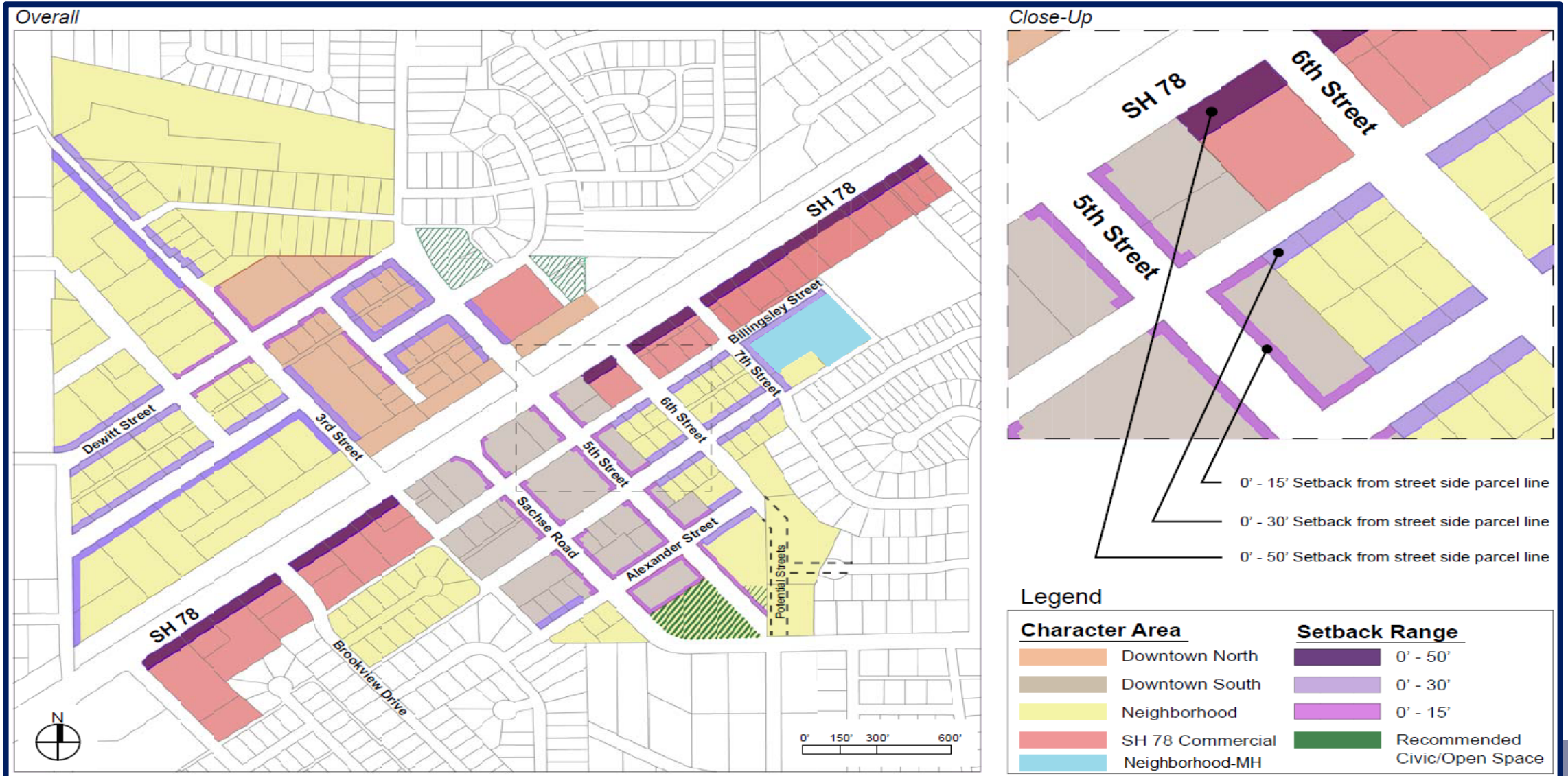
- Old Town District regulating plan would be amended to show the new designated NMH character area.
- The area proposed to be designated as the NMH character area is the current location of the Wildwood Village Manufactured Home Park.
- Amendment formalizes the existing use of the property, while still allowing for the property to be redeveloped into a traditional residential use.



Existing Regulating Plan



Proposed Regulating Plan



Proposed NMH Character Area



Recommendation & Next Steps

- Staff recommends approval of the proposed ordinance amendment as it will comply with state mandated requirements, while formalizing an existing development.
- The recommendation of the Planning & Zoning Commission will be considered by the City Council at their June 1, 2026, regular meeting.

ORDINANCE NO. O-2026-__

AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING EXHIBIT 11A “ZONING ORDINANCE” BY AMENDING ARTICLE 3 “DISTRICTS” BY AMENDING SECTION 15 “OLD TOWN ZONING DISTRICT” BY AMENDING SECTION 15.1, “PURPOSE AND INTENT,” SECTION 15.2, “COMPONENTS OF THE CODE,” SECTION 15.4, “SCHEDULE OF USES,” TABLE 15.4.1, “SCHEDULE OF USES” AND TABLE 15.4.2, “USE CRITERIA,” SECTION 15.5, “DEVELOPMENT STANDARDS,” SECTION 15.8, “SIGNAGE,” APPENDIX 1, “REGULATING PLAN,” AND APPENDIX 2, “DEFINITIONS” BY ADDING A DEFINITION FOR “HUD-CODE MANUFACTURED HOME”; PROVIDING A CONFLICTS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Sachse, Texas, in compliance with the laws of the State of Texas and the Ordinances of the City of Sachse, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and in the exercise of its legislative discretion, the City Council has concluded that the general regulations of the Comprehensive Zoning Ordinance, as previously amended, should be further amended as follows:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, THAT:

SECTION 1. The Comprehensive Zoning Ordinance and Map of the City of Sachse, Texas, is amended by amending Exhibit 11A, “Zoning Ordinance” by amending Article 3, “Districts” by amending Section 15, “Old Town Zoning District” as follows:

A. Section 15.1, “Purpose and Intent” is amended as follows:

“15.1 Purpose and intent.

A. Generally. The purpose of the Old Town zoning district, hereafter known as the OT district, is to facilitate the redevelopment and preservation of the Old Town area into a walkable, mixed-use and infill environment with restaurants, neighborhood amenities, employment, infill housing, and open spaces.

...”

B. Section 15.2, “Components of the Code,” Subsection B is amended as follows:

“15.2 Components of the Code.

...

B. Old Town district regulating plan. The Old Town district regulating plan (Appendix 1) establishes the character areas, recommended civic/open spaces, and setback ranges for the district.

1. Character areas established. The Old Town district regulating plan establishes five character areas:

a. Downtown south (DTS). The center of cultural entertainment and family life in Sachse taking advantage of trail connectivity throughout the city and the region. The character of DTS shall be garden-esque, walkable, and eclectic.

b. Downtown north (DTN). A mixed-use destination of small scale commercial and urban residential. Its character should embrace its historic context, focusing on transitions to the surrounding neighborhood.

c. Neighborhood (NBR). A mixed residential transition from downtown north and downtown south respectively adjacent to the existing neighborhoods.

d. Neighborhood – MH (NMH). A mixed residential transition from downtown south respectively adjacent to existing neighborhoods with additional manufactured home housing type.

e. SH 78 commercial (SHC). Takes advantage of the regional commuter traffic while complementing the adjacent character of downtown north and downtown south respectively.

2. Setback ranges established. Building setback ranges are established on the regulating plan (Appendix 1) for street frontages where denoted.

...”

C. Section 15.4, “Schedule of Uses,” Table 15.4.1, “Schedule of Uses” is amended as follows:

“... ”

TABLE 15.4.1 SCHEDULE OF USES					
Character Area	Downtown South (DTS)	Downtown North (DTN)	SH 78 Commercial (SHC)	Neighborhood (NBR)	Neighborhood - MH (NMH)
Land Use					
Commercial Uses (Office, Retail, Sales and Service Uses)					
Retail sales or service	P	P	P	NP	NP
Professional office	P	P	P	P/C	P/C
Light industrial, including manufacturing, data centers, research laboratory headquarters, laboratories, and associated facilities	NP	NP	P	NP	NP
Heavy industrial	NP	NP	NP	NP	NP
Food service uses (full-service restaurants, cafeterias, bakeries, snack bars, QSRs, café seating within a public or private sidewalk area with no obstruction of the pedestrian realm)	P	P	P	NP	NP
Brewery	P	P	P	NP	NP
Any use with a drive through	NP	NP	P/C	NP	NP
Auto-related uses	NP	NP	P/C	NP	NP
Storage facilities	NP	NP	P/C	NP	NP
Arts, Entertainment, and Recreation Uses					
Art galleries, antique furniture, or electronics studio (retail, repair, or fabrication; excludes auto electronics sales or service)	P	P	P	NP	NP
Theater, cinema, dance, music, or other entertainment establishment	P	P	P	NP	NP
Museums and other special purpose recreational institutions	P	P	P	NP	NP
Fitness, recreational sports, gym, or athletic club	P	P	P	NP	NP
Outdoor entertainment venue	P	P	NP	NP	NP
Parks, greens, plazas, squares, and playgrounds	P	P	NP	P	P
Educational, Public Administration, Health Care, and Other Institutional Uses					
Child daycare and preschools	P	P	P	NP	NP
Schools, libraries, and community halls	P	P	P	NP	NP
Hospital/medical office buildings	P	P	P	NP	NP
Civic uses	P	P	P	NP	NP
Residential Uses					
Single family detached-low density	NP	NP	NP	P	P

Single family detached-medium density	NP	NP	NP	P	P
Garden style multifamily residential	NP	NP	NP	NP	NP
Urban living residential	P/C	P/C	P/C	NP	NP
Townhome	P/C	P/C	NP	P/C	P/C
Home occupations	P	P	NP	P	P
Live/work unit	P	P	NP	P	P
Multi-unit (up to 8 units per structure)	P/C	P/C	NP	P/C	P/C
Accessory dwelling unit	P	P	NP	P	P
Assisted living facilities	NP	NP	NP	NP	NP
HUD – code manufactured home	NP	NP	NP	NP	P/C
Other Uses					
Municipal facilities	P	P	P	P	P
Hotels	P	P	P	NP	NP
Parking, surface (primary use of property)	P/C	P/C	P/C	NP	NP
Parking, surface (accessory use of property)	P	P	P	NP	NP
Parking, structured	P	P	P	NP	NP
Private attached garage	P	P	NP	P	P
Private detached garage	P	P	NP	P	P
Sales from kiosks	P	P	NP	NP	NP
Veterinary clinic	P	P	P	NP	NP

- P = Permitted
- NP = Not permitted
- P/C = Permitted with design criteria per Table 15.4.2

...”

D. Section 15.4, “Schedule of Uses,” Table 15.4.2, “Use Criteria” is amended as follows:

“...

TABLE 15.4.2 USE CRITERIA		
Use	Zone	Location + Design Criteria
Professional Office	Neighborhood	<ul style="list-style-type: none"> • Existing homes shall be permitted to be converted to professional office. • Shall follow signage requirements as established in section 15.8. • Parking: <ul style="list-style-type: none"> • Shall be accommodated as on-street parking and shall be angled or parallel to the curb, or • Shall be accommodated to the side or rear of the structure, accessible through a driveway. • Ground-oriented signage that is decorative and ornamental, no more than four feet high and non-electronic is permitted.

Any Permitted with a Drive Through	SH 78 Commercial	<ul style="list-style-type: none"> • Drive through areas shall be screened by a four-foot-high street screen.
Auto-Related Uses	SH 78 Commercial	<ul style="list-style-type: none"> • Gas pumps and canopies shall not be located at the corners of the facility's lot.
Storage Facilities	SH 78 Commercial	<ul style="list-style-type: none"> • Storage uses shall be a maximum of three stories. • Shall be 100% indoor access and climate controlled. • Shall be located behind another building(s) and/or shall not have building frontage along SH 78.
Urban Living Residential	Downtown South Downtown North SH 78 Commercial	<ul style="list-style-type: none"> • Ground floor retail, commercial, or other non-residential required for each urban living residential project. • Urban living residential shall be either 100% studio/convertible, one- and two-bedroom units, residential lofts or flats, or condos. • Two-bedroom units shall have similar sized bedrooms, bathrooms, and closets. • Any shared wall, floor, or ceiling shall be insulated. • Surface parking shall be designed to facilitate a pedestrian-oriented site. • Shall be no more than two stories within 50 feet of the property line adjacent to existing single family residential.
Townhome	Downtown South Downtown North Neighborhood	<ul style="list-style-type: none"> • Units shall be at least 12 units an acre. • Lots shall be a minimum of 22 feet wide and alley-loaded. • The following additional conditions shall apply to townhomes within properties either owned or formerly owned by the Sachse EDC. The townhome use shall be consistent with, but not limited to: <ul style="list-style-type: none"> • Overall positive tax base • Reinforcing neighborhood commercial uses • Creating live-work-play context • Limited infill context that is not the predominant use of a block
Multi-Unit	Downtown South Downtown North	<ul style="list-style-type: none"> • Shall have ground floor retail or commercial for each project. • Shall be no more than two stories within 50 feet of the property line adjacent to existing single family residential.
HUD-Code Manufactured Home	Neighborhood-MH	<ul style="list-style-type: none"> • Shall be part of a site plan for the entire property. • Shall have no more than 30 units for the entire property.
Parking, Surface (Primary Use of Property)	Downtown South Downtown North SH 78 Commercial	<ul style="list-style-type: none"> • Required to be temporary use of property as part of phasing strategy or appropriately screened and landscaped by incorporating one tree per every 15 spaces planted within parking islands. • To be reviewed by City Manager or designee.

...”

E. Section 15.5, “Development Standards” is amended as follows:

“15.5 Development standards. The following table shall establish the development standards for the five different zones in the Old Town zoning district.

TABLE 15.5.1 DEVELOPMENT STANDARDS					
Standard	Downtown South (DTS)	Downtown North (DTN)	SH 78 Commercial (SHC)	Neighborhood (NBR)	Neighborhood - MH (NMH)
Setback ranges shall be established in the Old Town district regulating plan					

Setback Range	Corner lots shall be built to the setback range for a minimum of 15 feet from the corner along both streets or the width of the corner lot, whichever is less	Corner lots shall be built to the setback range for a minimum of 15 feet from the corner along both streets or the width of the corner lot, whichever is less	N/A	N/A	N/A
Heights					
Building Height	Shall be no more than three stories for the entire Old Town zoning district				
First Floor	12 feet (min.)	12 feet (min.)	12 feet (min.)	12 feet (min.)	12 feet (min.)
Buildable Area	A maximum of 90% of the lot area may be covered by any building footprint	A maximum of 90% of the lot area may be covered by any building footprint	A maximum of 80% of the lot area may be covered by any building footprint	A maximum of 75% of the lot area may be covered by any building footprint	A maximum of 75% of the lot area may be covered by any building footprint
Building Frontage	Min. of 70% of the building façade along 5th Street and Sachse Road shall be built within the setback range	Min. of 70% of the building façade along 3rd Street shall be built within the setback range	N/A	Min. of 50% of the building façade shall be built within the setback range	Min. of 50% of the building façade shall be built within the setback range
	Min. of 50% of the building façades along all other streets shall be built to the setback range	Min. of 50% of the building façades along all other streets shall be built to the setback range			
Encroachments	Canopies, signs, awnings, and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of eight feet. In no case shall an encroachment be located over an on-street parking or travel lane.				
Streetscape Standards					
Sidewalks	6 feet (min.)	6 feet (min.)	6 feet (min.) Not required along SH 78	6 feet (min.)	6 feet (min.)
Street Trees	30 feet on center along all public street frontages (except alleys)	30 feet on center along all public street frontages (except alleys)	30 feet on center along all public street frontages (except alleys)	30 feet on center along all public street frontages (except alleys)	30 feet on center along all public street frontages (except alleys)
	Minimum caliper three inches and 12 feet high (min.) at planting	Minimum caliper three inches and 12 feet high (min.) at planting	Minimum caliper three inches and 12 feet high (min.) at planting	Minimum caliper three inches and 12 feet high (min.) at planting	Minimum caliper three inches and 12 feet high (min.) at planting
Lot and Block Standards					
Lot Width	N/A	N/A	N/A	N/A	N/A
Lot Coverage	90%	90%	80%	75%	75%

”

F. Section 15.8, “Signage” is amended as follows:

“15.8 Signage. The following table shall establish the development standards for the five different zones in the Old Town zoning district.

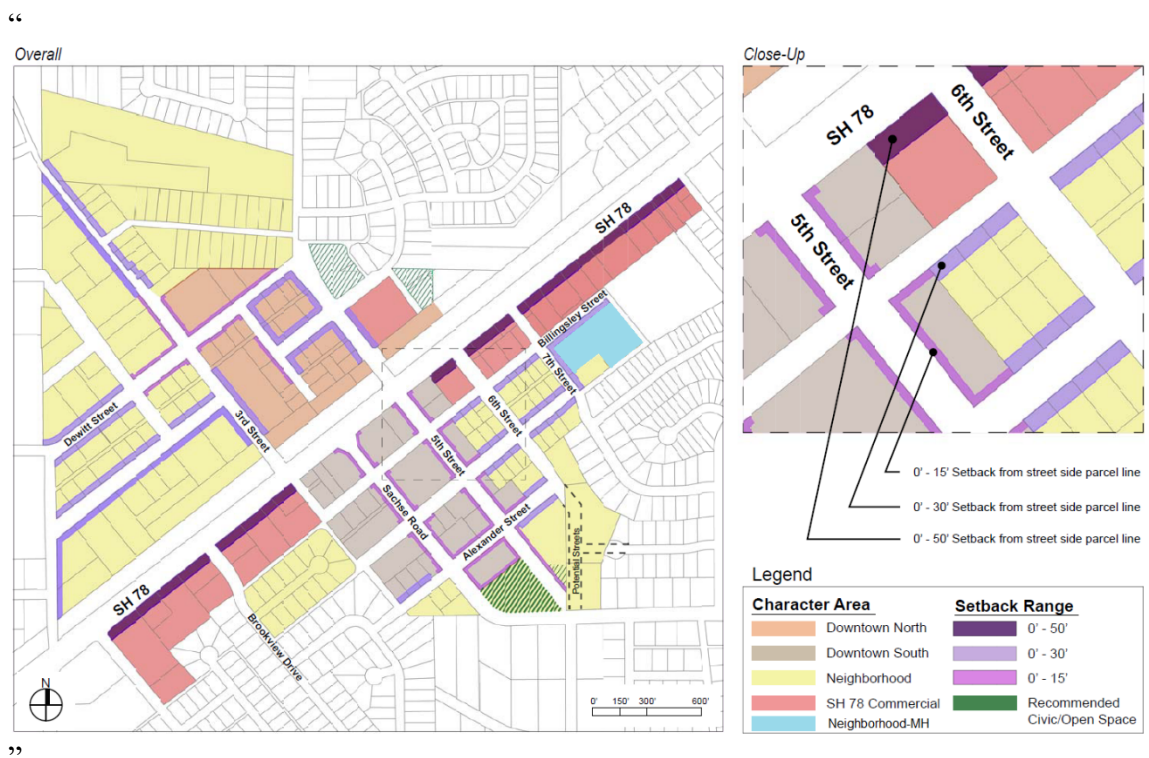
A. Generally. The purpose of the Old Town zoning district, hereafter known as the OT district, is to facilitate the redevelopment and preservation of the Old Town area into a walkable, mixed-use, and infill environment with restaurants, neighborhood amenities, employment, infill housing, and open spaces.

TABLE 15.8.1 SIGN STANDARDS				
Sign Type	DTS/DTN	NBR/NMH	SHC	Standard
Building Signs	P	NP	P	<ul style="list-style-type: none"> For all commercial uses fronting on SH 78: One sign per tenant space; area not to exceed 50 SF on the façade with the highway frontage. For all commercial uses (retail, office, and restaurant): One sign per tenant space; area not to exceed 24 SF along each public frontage. Second-floor commercial uses may be permitted one second-floor wall sign per tenant space per public street frontage; area not to exceed 24 SF on the second-floor façade along that public street.
Monument Signs	NP	NP	P	<ul style="list-style-type: none"> One monument sign per street frontage (no more than two per lot separated by at least 300 feet) limited to a maximum of 50 SF per sign face and shall not exceed six feet in height above grade.
Window Signs	P	NP	P	<ul style="list-style-type: none"> Limited to 10% of window area. The following shall be exempt: <ul style="list-style-type: none"> Addresses, closed/open signs, hours of operation, credit card logos, real estate signs, and now hiring signs. Mannequins and storefront displays of merchandise sold. Interior directory signage identifying shopping aisles and merchandise display areas.
Blade Signs	P	NP	P	<ul style="list-style-type: none"> Shall be permitted for all non-residential uses. Six SF maximum per sign face. May encroach a maximum of two feet onto a sidewalk. Blade signs shall be attached to the building or hung under the soffit of an arcade or under a canopy/awning while maintaining a vertical clearance of eight feet from the sidewalk. SH 78: Permitted if building is built up to the minimum setback range.
Fold-Up Signs	P	P	NP	<ul style="list-style-type: none"> Permitted only for retail, service, or restaurant uses. Limited to eight square feet per storefront. Sign may not exceed two feet in width or four feet in height. A minimum of four feet of sidewalk shall remain clear. Chalkboards may be used for daily changing of messages. Reader boards (electronic and non-electronic) shall be prohibited. Signs shall be removed every day after the business is closed.
Directory Signs	P	NP	P	<ul style="list-style-type: none"> Shall be allowed for all multi-tenant buildings only. One directory sign shall be integral to the façade on which the sign is affixed.

Neon Signs	P	NP	P	<ul style="list-style-type: none"> • Shall be limited to no more than 50% of the permitted window or building sign area. • Shall be permitted for restaurants, entertainment uses, and retail shopfronts. • Artistic neon signs shall be permitted.
LED Cabinets	NP	NP	NP	<ul style="list-style-type: none"> • Not permitted within the Old Town zoning district.

P = Permitted
 NP = Not permitted
 ”

G. Appendix 1, “Regulating Plan” is amended by replacing the figure in its entirety as follows:



H. Appendix 2, “Definitions” is amended by adding a definition for “HUD-code manufactured home” to read as follows:

“*HUD-code manufactured home* means a manufactured home constructed with a permanent chassis designed for over-the-road transportation and delivered to the home site in one or more sections according to the National Manufactured Home Construction and Safety Standards Act of 1976 enforced by the Department of Housing and Urban Development (HUD). HUD regulates the home’s design and construction, strength and durability, transportability, fire resistance, energy efficiency, and quality control. It also sets tough performance standards for heating, plumbing, air-conditioning, thermal, and electrical systems.”

SECTION 2. To the extent of any irreconcilable conflict with the provisions of this Ordinance and other Ordinances of the City of Sachse governing the use and development of the Property and which are not expressly amended by this Ordinance, the provisions of this Ordinance shall be controlling.

SECTION 3. All provisions of the Ordinances of the City of Sachse, Texas, in conflict with the provisions of this Ordinance be and the same are hereby, repealed, and that all other provisions of the Ordinances of the City of Sachse not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Ordinance as a whole or any part or provision thereof other than the part thereof decided to be unconstitutional, illegal, or invalid.

SECTION 5 An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Ordinances of the City of Sachse, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 6. Any person, firm, or corporation violating any provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Code of Ordinances, as amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 7. This ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED by the City Council of the City of Sachse, Texas this the 18th day of May 2026.

APPROVED:

Jeff Bickerstaff, Mayor

DULY ENROLLED:

Leah K Granger, City Secretary

APPROVED AS TO FORM:

Joseph J. Gorfida, Jr., City Attorney